

# TOWN OF DARIEN PLANNING AND ZONING COMMISSION APPLICATION FORM

*Application is hereby submitted for approval in accordance with the following Sections of the Darien Zoning Regulations (check all that apply).*

- |  |   |
|--|---|
| <input type="checkbox"/> Section 810 Coastal Site Plan Review                        | <input type="checkbox"/> Section 1000 Special Permit Requirements |
| <input type="checkbox"/> Section 820 Flood Damage Prevention                         | <input type="checkbox"/> Section 1020 Site Plan Requirements      |
| <input type="checkbox"/> Section 850 Land Filling, Excavation<br>and Earth Removal   | <input type="checkbox"/> Section 1051 Protected Town Landmarks    |
| <input type="checkbox"/> Section 1110 Change of Zoning Regulations and/or Zoning Map | <input type="checkbox"/> Subdivision Application                  |
| <input type="checkbox"/> Other (specify) _____                                       |   |

## **Property Location:**

Street Address: \_\_\_\_\_

Assessor's Map(s) # \_\_\_\_\_ as Lot(s) # \_\_\_\_\_

Subject property is situated on the \_\_\_\_\_ side of \_\_\_\_\_ (street)  
approximately \_\_\_\_\_ feet \_\_\_\_\_ from the corner formed by the intersection of  
\_\_\_\_\_ and \_\_\_\_\_ (streets).

Zoning District(s): \_\_\_\_\_ Size of Site: \_\_\_\_\_ square feet, \_\_\_\_\_ acres

The subject property ☐ is ☐ is not ☐ as a result of this project will become  
tied into the Town sanitary sewer system.

The subject property ☐ is ☐ is not ☐ as a result of this project will become  
tied into the public water system (Aquarion Water Co.).

The subject property ☐ is ☐ is not within 500 feet of an adjoining municipality.

## **Applicant:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Signature: \_\_\_\_\_

## **Property Owner:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Signature: \_\_\_\_\_

DARIEN PLANNING AND ZONING COMMISSION  
ZONING APPLICATION FORM  
PAGE 2 OF 3

**Representative or Contact Person** (to whom all correspondence shall be addressed)

Name: \_\_\_\_\_

Company/Firm: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Email address: \_\_\_\_\_

Signature: R. F. Maslany

Summary of proposed activity and development:

\_\_\_\_\_  
\_\_\_\_\_

(A more detailed explanation should be attached to this application).

***Application Fee of*** \_\_\_\_\_

See Appendix B - Schedule of Fees of Darien Zoning Regulations.

Make checks payable to the "Town of Darien". Cash is not accepted.

See requirements under Section 1040 for the applicant's responsibility regarding notification of nearby property owners.

Unless specifically waived in advance and in writing by the Planning & Zoning Director, all required materials must be submitted as part of this application:

*For Business Site Plan applications under Section 1020:*

See Section 1020 of the Darien Zoning Regulations

*For Subdivision Applications see the Darien Subdivision Regulations*

DARIEN PLANNING AND ZONING COMMISSION  
ZONING APPLICATION FORM  
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The following information is required:

*Development Plan(s) completed in accordance with "Site Plan Checklist" –  
Twelve (12) Sets of Plans including:*

	<b>Submitted</b>	<b>Waived</b>
Existing Conditions based on "A-2" Survey	<input type="checkbox"/>	<input type="checkbox"/>
Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/>
Grading and Storm Drainage Management Plan	<input type="checkbox"/>	<input type="checkbox"/>
Computations and Analysis of Stormwater Runoff	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Plan	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Floor Plans and Elevations	<input type="checkbox"/>	<input type="checkbox"/>
Utility Plans	<input type="checkbox"/>	<input type="checkbox"/>
Chart or Table of Zoning Data	<input type="checkbox"/>	<input type="checkbox"/>
Soil Erosion and Sedimentation Control Plan	<input type="checkbox"/>	<input type="checkbox"/>
Staging or Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<i>For Coastal Site Plan Reviews under Section 810 of the Zoning Regulations:</i>		
Base Map showing regulated area(s)	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Assessment Report	<input type="checkbox"/>	<input type="checkbox"/>
Review of CAM policies & goals	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<i>For Flood Damage Prevention Applications under Section 820 of the Zoning Regulations:</i>		
Base Map of Flood Zones and Elevations	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Floor Plans including elevation of each floor level within the structure	<input type="checkbox"/>	<input type="checkbox"/>
Engineering Report and certification regarding impact on flood conditions	<input type="checkbox"/>	<input type="checkbox"/>
Engineering Report and certification regarding structural stability	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<i>For Land Filling &amp; Regrading Applications under Section 850 of the Zoning Regulations:</i>		
Detailed Plans of Existing and Proposed Conditions	<input type="checkbox"/>	<input type="checkbox"/>
Report Detailing Operation methods, and Evaluating Impacts	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<i>For Special Permit Applications under Section 1000 of the Zoning Regulations:</i>		
Detailed Statement of Existing & Proposed Uses	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Report addressing Trip Generation, Traffic Movement and Parking Requirements	<input type="checkbox"/>	<input type="checkbox"/>

**APPLICATION OF  
PEMBERTON 16, LLC  
77 LEROY AVENUE**

**October 26, 2018**

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**APPLICATION OF**  
**PEMBERTON 16, LLC**  
**77 LEROY AVENUE**

**October 26, 2018**

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**NARRATIVE**

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The Applicant, Pemberton 16, LLC ("Pemberton"), is the Declarant of the age-restricted condominium development located at 77 Leroy Avenue, and currently owns the 11 market rate condominium units. As such, Pemberton has control over the management of the condominium.

Pemberton requests the Planning and Zoning Commission to approve the following amendments to the existing site plan, pursuant to Section 1029 of the Zoning Regulations:

1. Reconfigure the parking to include 31 on-site parking spaces (24 existing spaces in the garage, including three handicap spaces, six new outside spaces along the southern edge of the driveway, and one loading space alongside the building entrance);
2. Remove the age restriction requiring that the "primary occupant" of the dwelling units be 62 years of age or older; and
3. Approve the amended site plan under Sections 580 (Inclusionary Zoning) and 590 (Leroy West Affordable Housing Overlay Zone) of the Zoning Regulations.

The background and the reasons supporting this request are summarized below. A letter from Pemberton's real estate brokers detailing their marketing efforts and the impact of the age restriction is attached.

**I. BACKGROUND**

The Subject Property is located at the southwest corner of the intersection of Leroy Avenue and West Avenue, in the R-1/5 Residence Zone and the Leroy West Affordable Housing Overlay Zone. The 20,377± square foot site consists of 16 two-bedroom condominium units in a three story building, with 24 parking spaces located in the ground level parking garage, and 2 non-striped loading areas located alongside the driveway between Leroy Avenue and the garage entrance.

The existing development was the result of an application under Conn. Gen. Stat. § 8-30g that was filed by the former property owners, Christopher and

Margaret Stefanoni, who had purchased the property in 2007. Following the denial of the Stefanonis' application for a zone change and text amendment that would create the Leroy-West Affordable Housing Overlay Zone, and for site plan review, the Stefanonis appealed to the Superior Court. By Memorandum of Decision entered February 16, 2012, Judge Cohn sustained the appeal, effectively requiring the adoption of the overlay zone (codified as Section 580) and the approval of the Stefanonis' site plan review application.

The Stefanonis did not build the project. Instead, they marketed the property for sale, and in August 2014, sold the property to Leroy and West, LLC. In May 2015, Leroy and West, LLC sold the property to Pemberton, which completed the project in May 2017. The Stefanonis did not retain any ownership interest in the property or the project after they sold the property to Leroy and West, LLC.

Since the project was completed, Pemberton has sold the five age restricted affordable units to qualified purchasers who live in their units today. However, despite the real estate brokers' best marketing efforts, the age restricted market rate units have not sold. As a result of the failure to sell the market rate units, the construction financing went into default, and Pemberton is now owned and controlled by the construction lender. The original principals of Pemberton 16, LLC no longer own any interest in the company or the project.

## **II. THE AGE RESTRICTION**

The age restriction requires that the "primary occupant" of all units in the building be 62 years of age or older.<sup>1</sup> Based on the history of the project, it appears that the age restriction was used to reduce the minimum parking requirement from two and one-half spaces per dwelling unit to one and one-half spaces per unit, i.e., a total of 24 parking spaces for the 16 units, pursuant to Section 904(c) and the proposed Section 596(a) of the Zoning Regulations. Although Conn. Gen. Stat. § 8-30g could have allowed a reduction in the minimum number of parking spaces for non-age restricted dwelling units, it appears that the Stefanonis did not make such a request during the application process or during the Superior Court appeal.

## **III. NEGATIVE EFFECT OF THE AGE RESTRICTION ON SALES OF THE MARKET RATE UNITS.**

As mentioned above, the market rate units have not sold. The real estate brokers have reported that many potential buyers will not purchase any of the

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<sup>1</sup> The text of the age restriction reads as follows: "Each unit in the Building shall have as its primary occupants an individual who is age sixty two (62) or above." This language is not consistent with the exception to the federal housing discrimination law that allows developments to be restricted to residents who are age 62 or older. To comply with the federal exception, every resident in the building must be 62 years of age or older. 42 U.S.C. § 3607(b)(2)(B).

market rate units because of the age restriction. Even potential buyers who otherwise would meet the age restriction requirements have expressed concern over marketability of the units once they purchase them. They do not want to risk the likelihood that when they or their families list their units for sale, there will be no buyers because of the age restriction. As a result of the absence of any market interest to purchase the units with the age restriction in place, the current owner, working with a new real estate brokerage firm, began offering units for rent early this year.

Despite the brokers' best efforts, only three of the market rate units have been rented to date. In addition, the rent levels at which the real estate brokers believe the units eventually can be rented implies a market value for the 11 units that is substantially less than the current owner's total investment in the project. Removal of the age restriction would materially increase the market demand for the units and thereby improve significantly the potential for the current owner to make the project financially viable.

The accompanying letter from the listing brokers discusses the marketing efforts to date, and the impact of the age-restriction on marketability.

#### **IV. INCLUSIONARY ZONING REGULATIONS AND PARKING**

In 2009, the Darien Planning and Zoning Commission adopted Section 580, which provides for inclusionary zoning. That section requires that housing developments involving new housing units set aside at least 12 percent of the units as affordable. Section 585 provides for several incentives in the form of reductions in zoning requirements for projects that include affordable units. One of the incentives is a reduction of up to 25 percent in the number of required parking spaces. If applied to the Leroy-West project, the minimum parking requirement could be reduced from 40 spaces<sup>2</sup> to 30 spaces if the project were not age restricted. At 31 spaces, the parking requirement would be reduced by 22.5 percent, which is less than the maximum reduction of 25 percent allowed by Section 585.

Section 580 did not exist at the time the Stefanonis filed their application. It is not clear why the Stefanonis did not amend their plan in May 2009, after Section 580 was enacted. If they had, we believe that it would have been likely that Judge Cohn would have found the parking sufficient, in light of the current Inclusionary Zoning Regulations.

As the project stands today, the addition of seven parking spaces would bring the site plan into compliance with the Leroy-West Affordable Housing Overlay Zone regulations, with the parking requirement reduced under Section 585.

In addition, the Planning and Zoning Commission amended the minimum parking space dimensions in 2017 by reducing the minimum space length from

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<sup>2</sup> The parking requirement for multifamily developments without the age restriction is 2.5 spaces per unit. With 16 units, the existing development would require 40 parking spaces if the age restriction were removed.

20 feet to 18 feet. The reduction in the minimum length of parking spaces results in an increase in the driveway width in front of the building from 24 feet to approximately 28 feet, leaving sufficient room to maneuver in and out of the parking spaces.

As mentioned above, the site contains 24 striped parking spaces inside the garage, and two non-striped loading areas outside the garage. The two outside loading areas can be enlarged to provide six regular parking spaces along the southern edge of the driveway, and a loading space between the driveway and the building, bringing the total number of spaces to 31. These parking spaces would comply with the minimum dimensions.

We believe that the site would contain sufficient off-street parking if the age restriction were removed, and the minimum parking requirement were reduced under the inclusionary zoning regulations.

## **V. JUSTIFICATIONS FOR REMOVING THE AGE RESTRICTION**

Removing the age restriction would accomplish at least the following:

1. As mentioned above, the market-rate units will become more marketable, and enable Pemberton to lease or sell the vacant units.
2. The Town of Darien will earn more credits toward the next affordable housing moratorium.
3. Removing the age restriction would rectify the incorrect age restriction as it is formulated in the deed restriction and condominium documents. As mentioned in footnote 1, the age 62 restriction allowed by 42 U.S.C. § 3607(b)(2)(B) requires all residents to be 62 years of age or older, and not only the "primary occupant."

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The present situation is not sustainable. With the five affordable units sold, and three market units leased, the nine remaining market rate units remain vacant, because potential buyers are not interested in purchasing units with age restrictions. In addition, the estimated market clearing rental rates for the remaining units with the age restriction are at levels that imply a severe loss for the current owner.

## **VI. OTHER SITE PLAN ISSUES**

The original site plan submitted by the Stefanonis included a storm water management plan. The reconfiguration of the outside parking spaces will not adversely impact the existing drainage system, as the existing outside parking area is impervious. If necessary, there is room for additional drainage storage capacity to account for the minimal amount of additional impervious surface area.



A Notice of Drainage Maintenance Plan and accompanying plan were filed in the Planning and Zoning Department in the initial site plan application.

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As discussed above, the removal of the age restriction and addition of the outside parking and loading spaces will comply with the current regulations. With five affordable units, 31 percent of the units are designated as affordable, which is well over the minimum 12 percent required under the Inclusionary Zoning Regulations, and with 31 parking spaces, the site will comply with the reduced parking requirement. We request that the Commission approve this Application.



HOULIHAN LAWRENCE  
SINCE 1978 October 26, 2018

Robert F. Maslan, Jr., Esq.  
Maslan Associates PC  
30 Old Kings Highway South  
Darien, CT 06820

**Re: Pemberton 16  
77 Leroy Avenue  
Darien, CT**

Dear Mr. Maslan:

This letter is in response to your request for information concerning the marketing of the age-restricted, market rate two-bedroom condominium units in the Pemberton 16 development at 77 Leroy Avenue, Darien, Connecticut. The focus of this letter is on the impact that the over 62 age restriction has had on the sales and rentals of the market-rate units in this development.

Pemberton 16 is a 16-unit condominium development at the corner of Leroy Avenue and West Avenue. Of the 16 two-bedroom units, are designated as affordable, with income and price restrictions set at 80 percent of the state median income. The remaining 11 units are market rate units. All of the units are age-restricted, and as such, all occupants must be at least 62 years of age.

The age-restriction has hampered the marketability of the market rate units, and since the project was completed in May of 2017, none of the market rate units has sold. The more recent efforts to lease the market units has had limited success, with only three of the 11 units being leased. It is our considered opinion that the age restriction has made the market units virtually unmarketable for sales, and barely marketable as rentals.

#### **Marketing Experience To Date:**

The affordable units were sold shortly after the project was completed. Although the market rate units have been on the real estate market for 16 months, none of them has sold. The owner has listed the market rate units as rentals, but only three of the units have been leased. As discussed below, the reason for the difficulty in marketing the units is the age restriction.

Marketing efforts have included multiple broker open houses, with progressively worsening attendance. There have been over 10 public open houses with no success in securing a tenant. The units have been advertised multiple times in print and on real estate marketing websites that include Realtor.com, Trulia, Zillow, Homefinder, The New York Times, Patch, and social media outlets including Facebook, Twitter and Instagram.

Despite an overall increase in interest in the rental market as of late, the Pemberton 16 units have not filled up. Instead, with the five affordable units

having been sold, and only three market rate units leased, half of the building is vacant. The anticipated increase in the number of rental apartments in town will only prove to worsen the situation and the age restriction on 77 Leroy Avenue will make the expense of carrying the property an impossible financial burden.

In the eight months that our firm has been the listing agent, we have found the following:

1. The age-restriction greatly reduces the pool of potential buyers and tenants.
2. Age 62 and older prospects who have expressed some interest in the units have unanimously communicated that the rental prices (established with our recommendation at levels representing fair market value, and then reduced due to lack of market demand) are too expensive for their budget. Additionally, a local professional who works with seniors in the area has supported this finding. Those that are looking to have a residence in Darien as a second home, have also expressed that it is simply not affordable as a place to live for six months (and often less) of the year. This effect is the opposite of trends in other locations where age-restrictions actually enhance property values. The three units that have been rented are at rental levels that are substantially lower than the reduced asking prices.
3. The 62 and older demographic does not necessarily need a two bedroom unit, as most are empty nesters with grown children often living nearby.
4. Older prospects sense a 'stigma' about the affordable unit neighbors in the building and have expressed concern about the impact of the presence of those units on the values of the market rate units.

#### **Benefits of Removing the Age Restriction:**

1. There has been substantial interest from younger rental prospects. Many have requested to be contacted should the age restriction be lifted.
2. Proximity to the train and downtown Darien is significantly more desirable for younger prospects.
3. Younger prospects have expressed no concern about a 'stigma' surrounding the moderate-income neighbors in the building.
4. A younger demographic with more disposable income will allow a more reasonable sale or rental price for the units, and contribute more to the economy of downtown Darien.

5. Apartment rentals and sales at other locations in Darien without age restrictions have filled at a much faster pace:

**Market Comparisons:**

Marketing of residential units at 1950 and 1958 Boston Post Road and at Kensett on Hoyt Street, which are not subject to strict age-62 restrictions, has been much more successful than marketing at Pemberton 16. At 1950/1958 Post Road (all units are 1 bedroom and less than 1000 sq. ft.), five units have rented, one is pending and only one remains available—all within the first 10 months on the market. Kensett, which is 'age targeted,' has filled and expanded due to demand. Nine units sold or rented since October of 2016. While the Kensett units were characterized as 'age-targeted,' occupancy by persons under age 62, many with children, is not prohibited.

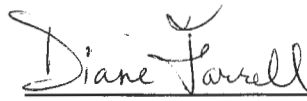
**Conclusion:**

It is clear from our marketing experience in Darien, and specifically with Pemberton 16, that the age restriction has had a significant adverse impact on the marketability of the market rate units. Given the interest shown by younger, and therefore unqualified, prospective purchasers and tenants, we are confident that the remaining vacant market rate units will become significantly more marketable if the age restriction is removed from the development. That, in turn, will fill the vacant units and make the development viable.

We would be happy to provide any additional information or answer any questions you have concerning this development.

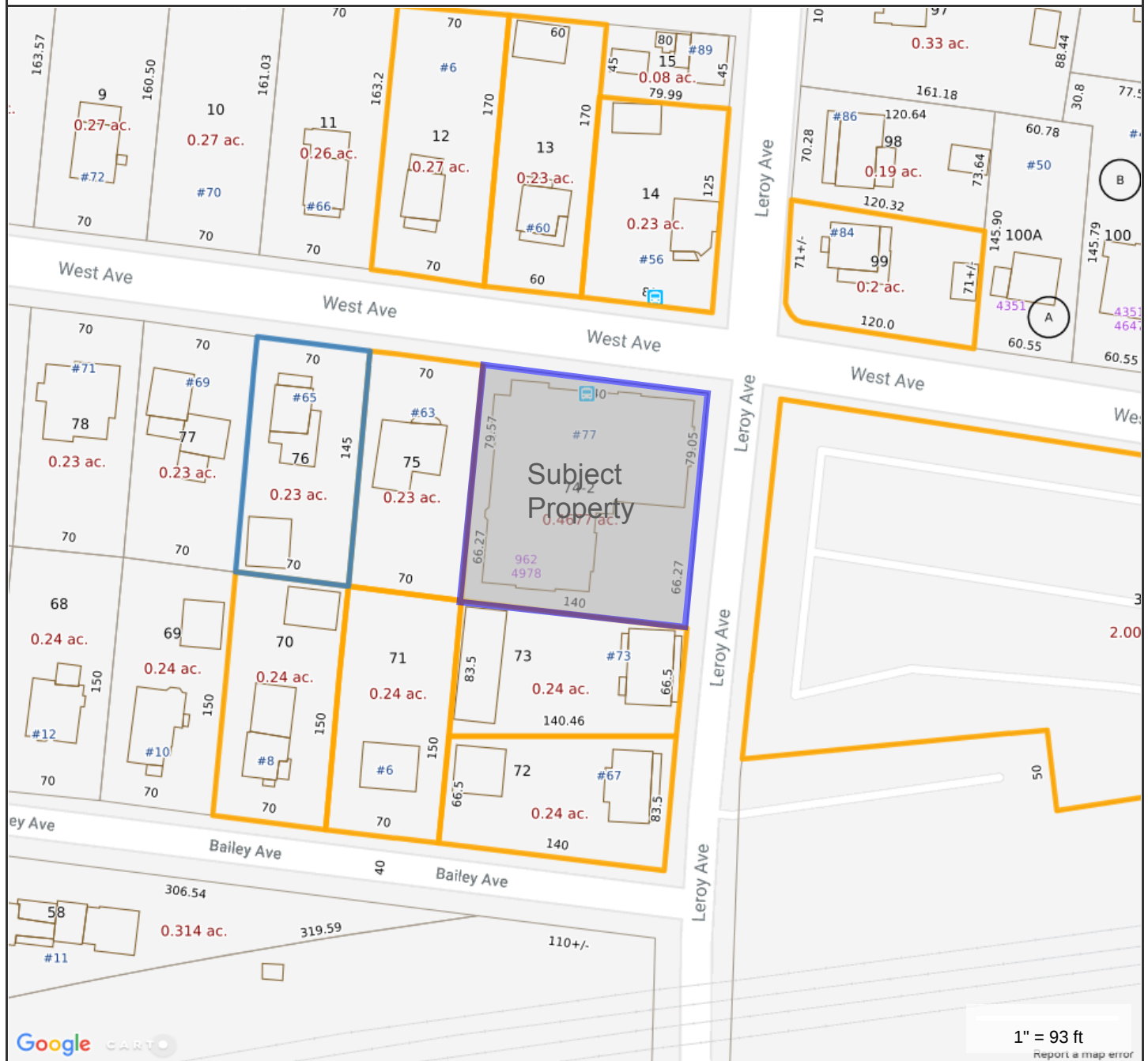
Very truly yours,

  
Maggie Marchesi, Licensed Realtor®

  
Diane Farrell, Licensed Realtor®

cc: Pemberton 16, LLC

## Map Of Properties Within 100 Feet of Subect Property



## Property Information

Property ID 10119  
 Location 65 WEST AVENUE  
 Owner MUECKE STEPHEN &



MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT

Town of Darien, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 8/1/2018  
 Properties updated 8/1/2018



**APPLICATION OF  
PEMBERTON 16, LLC**

**FOR**

**77 LEROY AVENUE**

**OCTOBER 26, 2018**

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**LIST OF NEIGHBORING PROPERTY OWNERS  
(Excluding Pemberton 16 Units Owned by Applicant)**

Map 17 Lot 99	Ronald A. Buttendorf 84 Leroy Avenue Darien, CT 06820
Map 18 Lot 12	Marc Wadley Erica Wadley 6 Shadbush Lane Darien, CT 06820
Map 18 Lot 13	Kevin P. Blunnie Sarah Sheikh 60 West Avenue Darien, CT 06820
Map 18 Lot 14	Nicholas P. Everdell Keara S. Everdell 56 West Avenue Darien, CT 06820
Map 39 Lot 70	Robert D. Farley Megan E. Farley 8 Bailey Avenue Darien, CT 06820
Map 39 Lot 71	Douglas T. Lockhart 115 Barlow Road Fairfield, CT 06824
Map 39 Lot 72	Leroy Properties, LLC 23 Butlers Island Road Darien, CT 06820

Map 39 Lot 73	Peter J. Peterson Linda B. Peterson 73 Leroy Avenue Darien, CT 06820
Map 39 Lot 75	Lina M. Donoso 63 West Avenue Darien, CT 06820
Map 39 Lot 76	Stephen Muecke Sarah Muecke 65 West Avenue Darien, CT 06820
Map 39 Lot 74-2	Michael E. Watters 77 Leroy Avenue Unit 201 Darien, CT 06820
Map 39 Lot 74-2	Jeanne Turner Boyd 77 Leroy Avenue Unit 206 Darien, CT 06820
Map 39 Lot 74-2	Kathleen McDermott 77 Leroy Avenue Unit 208 Darien, CT 06820
Map 39 Lot 74-2	Thomas K. Maye 77 Leroy Avenue Unit 306 Darien, CT 06820
Map 39 Lot 74-2	Patricia M. Broderick 77 Leroy Avenue Unit 308 Darien, CT 06820
Map 73 Lot 33	Charles A. Koons, Jr. c/o Kim Wagner Wells Fargo Bank 205 Church Street, Box 404 New Haven, CT 06502

PEMBERTON 16, LLC  
177 GOLDEN POND LANE  
FAIRFIELD, CT 06824

October 15, 2018

Town of Darien  
Planning and Zoning Commission  
Zoning Board of Appeals  
Environmental Protection Commission  
Architectural Review Board  
2 Renshaw Road  
Darien, CT 06820

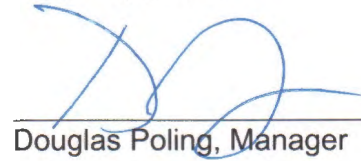
**RE: 77 Leroy Avenue, Darien**

Dear Ladies and Gentlemen:

As record owners of property located at 77 Leroy Avenue, Darien, we hereby authorize the law firm of Maslan Associates P.C. and its attorneys to file any and all applications related to the property.

Thank you.

Very truly yours,



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Douglas Poling, Manager



TOWN OF DARIEN: LEROY-WEST AFFORDABLE HOUSING OVERLAY ZONE			
	REQUIRED	PROPOSED	AS-BUILT
Minimum Lot Area (square feet)	20,000	20,377	20,377
Minimum Width	100'	145.32'	145.32'
Minimum Frontage	100'	285.34'	285.34'
Minimum Depth	100'	140.0'	140.0'
Minimum Front Yard	5'	5.8' / 7.9'	5.6' / 6.4'
Minimum Side Yard: Least One	8'	12.5'	11.7'
Minimum Side Yard: Total Two	N/A	N/A	N/A
Minimum Rear Yard	8'	9'	9'
Maximum Height (stories/feet)	3 / 40'	3 / 38'	3 / 38'±
Maximum Building Coverage (% of lot area)	NO MAX.	N/A	N/A

**Proposed BUILDING COVERAGE**  
Building = 11,858 sf  
TOTAL = 11,858 sf / 20,377; 58.2%

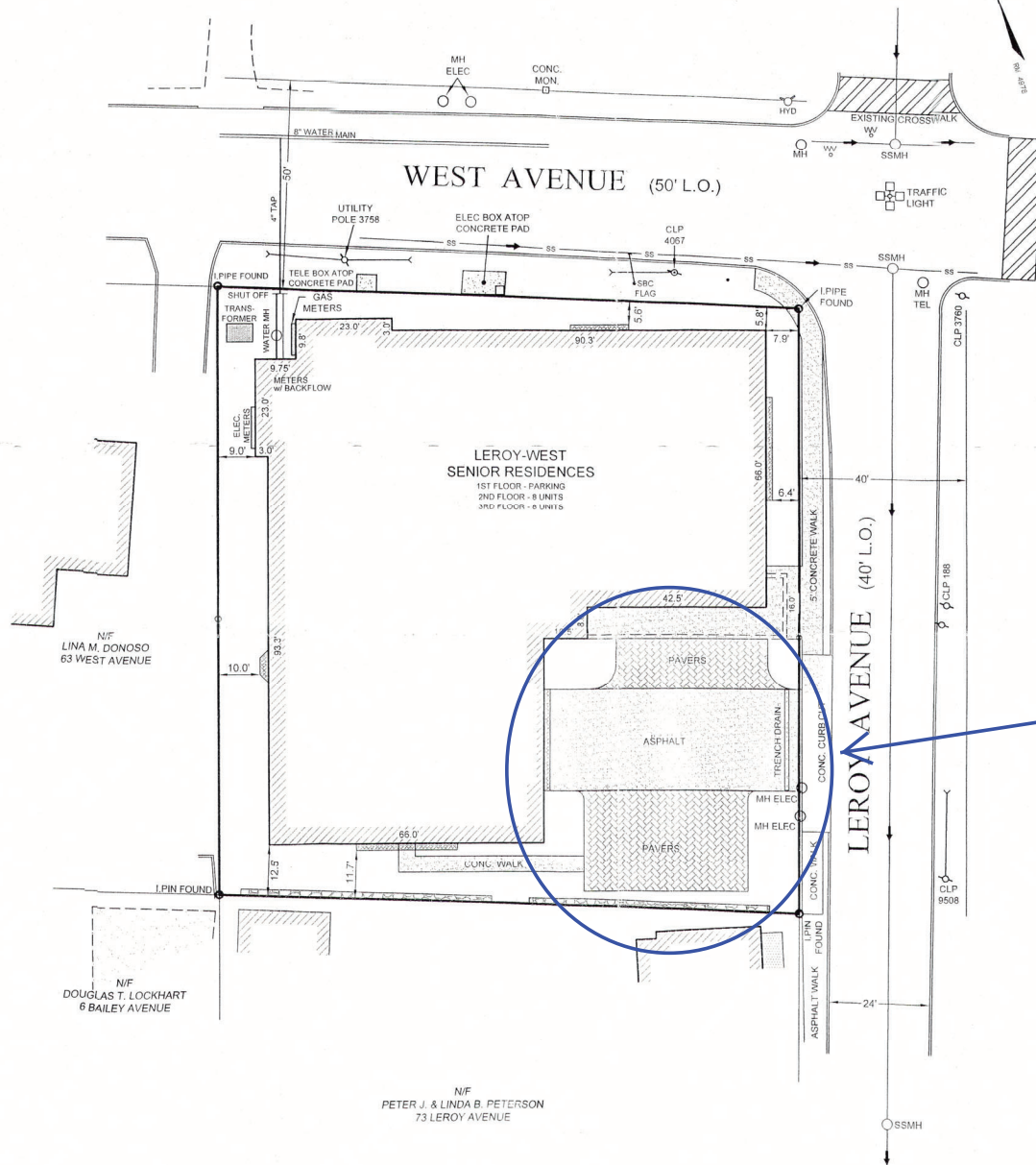
**As-Built BUILDING COVERAGE**  
Building = 11,858 sf  
TOTAL = 11,858 sf / 20,377; 58.2%

**SITE COVERAGE**  
Building = 11,858 sf  
Covered entrance = 428 sf  
Stoops (12, 12, 12) = 36 sf  
Box windows (16.5 x 5) = 83 sf  
Asphalt drive, parking, walkway = 2,031 sf  
TOTAL = 14,436 sf / 20,377; 70.8%

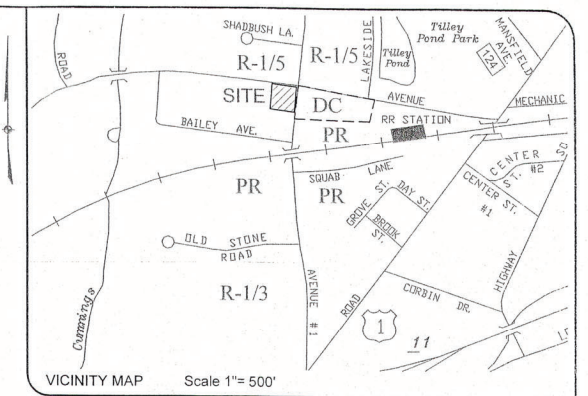
**As-Built SITE COVERAGE**  
Building = 11,858 sf  
Covered entrance = 428 sf  
Walks (61, 190) = 251 sf  
Box windows (36, 36, 36, 22, 12) = 142 sf  
Asphalt drive = 1,485 sf  
TOTAL = 14,164 sf / 20,377; 69.5%

\* Total Floor Area provided by Grew Architects

SECTION 904. MINIMUM OFF-STREET PARKING REQUIREMENTS		
USE	REQUIRED	PROPOSED
HOUSING FOR ELDERLY (1.5 SPACES / DWELLING UNIT; TOTAL = 16 UNITS)	23 REG; 1 ADA	22 REG; 2 ADA
TOTAL	24	24



Parking Area To Be Reconfigured

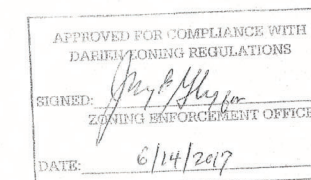


TOWN OF DARIEN TAX MAP NO.39;  
LOT NO. 74-1 WEST AVENUE  
LOT NO. 74-2 LEROY AVENUE

77 LEROY AVENUE, TOWN OF DARIEN,  
COUNTY OF FAIRFIELD, STATE OF CONNECTICUT

#### NOTES:

- This survey (or map) has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Survey and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
- It is an Improvement Location Survey based upon a Dependent Resurvey and is intended to depict the position of existing or proposed improvements with respect to applicable municipal setback requirements. The purpose is to enable determination of compliance with said requirements.
- This survey conforms to Horizontal Accuracy Class A-2.
- Lot 1 = 11,105 sq. ft.; 0.2549 Acres.  
Lot 2 = 9,272 sq. ft.; 0.2128 Acres.  
Total Area = 20,377 sq. ft.; 0.4678 Acres.
- Parcel is presently in Zone R-1/5.
- Parcel is in FIRM Zone X. Panel No. 09001C0528G.  
Map Revised July 8, 2013.
- References, Town of Darien Land Records:  
A. Deed Volume 1302, Page 697  
B. Record Map No. 4978 "Property Survey: First Division of Property Southwesterly Corner of Leroy & West Avenues Prepared for Russell C. Joffe, Darien, Connecticut." Scale 1" = 20', dated February 22, 2007 by William W. Seymour Associates  
C. Record Map No. 962 "Property at Darien, Conn. to be Conveyed by Zigmam Mason to The Connecticut Power Company." Scale 1" = 40', dated March 22, 1937
- Parcel is served by public water, municipal sewer and underground utilities.



IMPROVEMENT LOCATION SURVEY  
AS-BUILT  
PREPARED FOR  
LEROY-WEST SENIOR RESIDENCES  
77 LEROY AVENUE  
DARIEN, CONNECTICUT  
NOVEMBER 21, 2016

SHEET 1 OF 1

#### REVISIONS:

February 25, 2017 - Field visit to locate finished construction of driveway and other improvements

HAMMONS LLC LAND SURVEYORS & CIVIL ENGINEERS  
63 SUNSET CIRCLE  
FAIRFIELD CONNECTICUT 06824  
203.334.5369  
(203) 335.5633

COMMENCE: 01/19/2008 (FIELD) FB: .TSW  
DRAWN BY: MVB PROJ NO.: 10907  
CHECKED BY: DWG NO.: 3-0839

SCALE: 1" = 20' 0" 20' 40'

10907S\_11212016\_ASB.dwg

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON  
BY: [Signature]  
BARRY L. HAMMONS, P.E., C.T. LIC. NO. 18658, L.S./NY, LIC. NO. 05013  
THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND EMBOSSED SEAL.

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